

Master Planned Community (MPC) Zone

Purpose and Intent

The purpose of the Master Planned Community zone designation is to provide a regulatory tool which allows for large properties to be developed in accordance with a specific plan. The MPC relies on the submission of a specific plan, creation of unique zone descriptions, and negotiated development agreements to promote inventive and efficient land use patterns that would otherwise be difficult or impossible to accomplish under other North Ogden City zoning ordinances. Such areas will result in a unified development that promotes a sense of community, high quality design standards, walkable neighborhoods, centers of activity, and increased compatibility with surrounding properties. Such areas may promote a mix of uses, traditionally separated in the North Ogden Zoning Ordinance. Specific plans are conceptual in nature but more precise than the City's General Plan. Specific plans will generally include text and maps sufficient to clarify all proposed land use issues concerning the site. Specific plans shall provide clear goals for the area which can be translated into a more formal zoning designation.

MPC Zones Created

An area approved as a MPC may generally follow the requirements of an existing conventional zone but shall be considered a new zoning district. If an existing zone is to be followed, variations from that zone are anticipated and encouraged to meet the goals of the approved specific plan. Property to which the MPC has been applied may require a General Plan change, followed by a subdivision(s) or conditional use permit(s) and shall be developed only in conformance with an approved specific plan and development agreement. Land uses appropriate to the area shall be defined in the process and in the new zone.

Eligibility

To be considered for a MPC zone, all applications shall meet the following criteria:

1. Encompass a minimum of 100 acres to assure reasonable internal and external land use compatibility.
2. Demonstrate in textual, visual, and oral form to the Planning Commission and City Council that the property in question is unique due to slope, natural features, sensitive lands, natural hazards, current land use, or that difficult hardship related conditions exist.
3. All areas of the proposed MPC zone shall be included in the specific plan.
4. Offer unique advantages over traditional forms of development as determined by the Planning Commission and City Council.

Master Planned Community Application Submittal

Minimum requirements for submittal to the Planning Commission are as follows:

1. An accurate and legal description of the entire MPC zone to be designated. A map shall be included showing the area and vicinity.
2. A specific plan including the location, arrangement and configuration of the various land uses proposed, the general alignment of arterial, collector, and other streets, the system of open spaces and pedestrian/bicycle trails, streetscapes, existing vegetation, general lotting patterns, density, and development amenities.
3. Contour information shall be provided in areas with slopes over 10%. Anticipated final grading should also be identified.
4. A source for pressurized secondary water and the ability to provide such waters.
5. Proposed locations for storm water detention and the system for collection and distribution.
6. Architectural concepts for each land use proposed.
7. A list of permitted and conditional uses.
8. Standards for height, placement, and size of buildings including setbacks.

Rezoning Required

A General Plan amendment may be required and processed concurrently with the rezone petition. The rezoning shall follow the procedures outlined in Chapter _____. As a minimum, the zone approval by the City Council shall include the following approvals:

Master Planned Community (MPC) Zone

1. A Specific Plan including maps, text, and supporting information as defined in the previous section.
2. The text for the draft MPC zone, and any associated sub-districts, to be implemented, generally defined with the following elements:
 - a. Name of Zone/Purpose/Goals
 - b. Permitted Uses
 - c. Conditional Uses
 - d. Lot area, width, setbacks, building heights, lot coverage, housing densities
 - e. Streetscapes, parking, and circulation
 - f. Fencing
 - g. Signs
 - h. Architectural standards
3. A Development Agreement that runs with the land.

Zone Designation

Each MPC zone shall have a unique designation pertaining to the area to be rezoned. It shall be designated by the prefix “MPC” and then a descriptive title for the area it is intended to cover. Each new MPC zone shall be added to this chapter.

Phasing

Projects may be phased over a defined number of years. For example, a project may have an initial phase of land contouring or gravel extraction, and then lead into residential or commercial construction or development. Phasing shall be defined as part of the specific plan.

If no new construction is contemplated during the first phase of a project, which meets the goals of the specific plan, the establishment of the new MPC zone text and ordinance may be postponed to an appropriate time, when new construction is imminent. The Development Agreement shall be required, however.

Exceptions of Variations from the Approved Specific Plan

After adoption of the MPC, during the construction process, there may be a need for modifications to the plans. Changes to the specific plans shall only be approved if better design, resulting in increased internal and external compatibility, can be achieved. The Planning Commission shall hold a hearing and make a determination in favor, against, or a modification to the proposal. All approved specific plans shall be strictly followed.

Zoning Reversion

If substantial construction or the initial defined phase is not begun within three (3) years, the MPC zone will be considered abandoned and revert to the previous zone designation. Extensions of the zoning designation may be granted by the City Council, if legitimate reasons are offered by the applicant or property owner, or the City Council finds that it is in the best interest of North Ogden City to continue the zone designation.